

# 63 Shoobridge Circuit, Dunlop, ACT 2615



## Sold House

Monday, 14 August 2023

63 Shoobridge Circuit, Dunlop, ACT 2615

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 450 m2

Type: House



Jake Battenally  
0413313676



Robert Nepomuceno  
0432697321

## Contact agent

Perfectly positioned in a quiet pocket of Dunlop, conveniently located in close proximity to local schools, shops, parks and public transport is this lovingly maintained family home waiting for its new chapter to begin. Upon entering the home, you are greeted by a light-filled formal lounge that leads through to the open-plan kitchen and family area. The kitchen is well equipped with a freestanding gas cooktop and electric oven, Bosch dishwasher, double-door French fridge and a spacious butlers pantry, everything you need to prepare a home-cooked meal for the family. Sleeping accommodation consists of a master bedroom with walk-in robe and ensuite, a second bedroom with built-in robe and a generous 3rd bedroom which is also great for a studio or home office. The garage conversion has to be seen to be fully appreciated! Perfect for a games room or teenager's retreat, it is also complete with an entertaining unit, skylight, external access and WRC fixed windows so can easily be utilised as a separate living area or whatever your heart desires. Externally, the home is an entertainer's dream with your choice of two entertaining decks, perfect for hosting friends and family all year round. The spacious yard is fully fenced and low maintenance so you can rest at ease whilst kids play and pets roam in a safe and secure environment. Additional creature comforts include ducted gas heating, a split system unit, Roman blinds throughout, a laundry room with external access and a double carport. Perfect for investors, first-home buyers or growing families this lovely property is a must to view!

**Features:** Open plan living Stylish kitchen freestanding gas cooktop and electric oven, double-door French fridge, Bosch dishwasher and a butlers pantry Master bedroom with walk-in robe, ensuite and ceiling fan 2nd bedroom with built-in robe Spacious 3rd bedroom or home office Converted garage perfect for separate living area or teenage retreat with entertaining unit, skylight and WRC fixed windows Main bathroom with new mirror, new tastic and updated tiles Separate toilet Laundry with ample storage and external access Roman blinds throughout Ducted gas heating Split system unit installed Two separate entertaining decks Established easy-care gardens and veggie patch Fully fenced backyard Toolshed Covered side house storage Double carport

**Stats:** Build: 2002 Block: 450sqm Living: 104sqm Converted Garage: 36sqm Extension: 10.6sqm Total under roofline: 150.6sqm EER: 4.5 UV: \$412,000 Rates: \$2,333 pa Land Tax: \$3,259 pa

**Disclaimer:** All information regarding this property is from sources we believe to be accurate, however we cannot guarantee its accuracy. Interested persons should make and rely on their own enquiries in relation to inclusions, figures, measurements, dimensions, layout, furniture and descriptions.